

Glendale City Council Workshop & Executive Session Agenda

November 20, 2007 – 1:30 p.m.

Workshop meetings are telecast live at 1:30 p.m. on the first and third Tuesday of the month. Repeat broadcasts are telecast the first and third week of the month – Wednesday at 3:00 p.m., Thursday at 1:00 p.m., Friday at 8:30 a.m., and Sunday at 9:00 a.m. on Glendale Channel 11.

Welcome!

We are glad you have chosen to attend this City Council workshop. We hope you enjoy listening to this informative discussion. At these “study” sessions, the Council has the opportunity to review and discuss important issues, staff projects and future Council meeting agenda items. Staff is present to answer Council questions. Citizens may also be asked by the Council to provide input.

The City Council does not take official action during workshop sessions; therefore, audience comments on agenda items are made only at the request of the Mayor.

Workshop Schedule

Council workshops are held on the first and third Tuesday of each month at 1:30 p.m. in the Council Chambers of the Glendale Municipal Office Complex, 5850 W. Glendale Ave., Room B-3, lower level. The exact dates of workshops are scheduled by the City Council at formal Council meetings. The workshop agenda is posted at least 24 hours in advance.

Agendas may be obtained after 4 p.m. on the Friday before a Council meeting, at the City Clerk's Office in the Municipal Complex. The agenda and supporting documents are generally posted to the city's Internet web site, www.glendaleaz.com.

Executive Session Schedule

Council may convene in “Executive Session” to receive legal advice and discuss land acquisitions, personnel issues, and appointments to boards and commissions. As provided by state statute, this session is closed to the public.

Questions or Comments

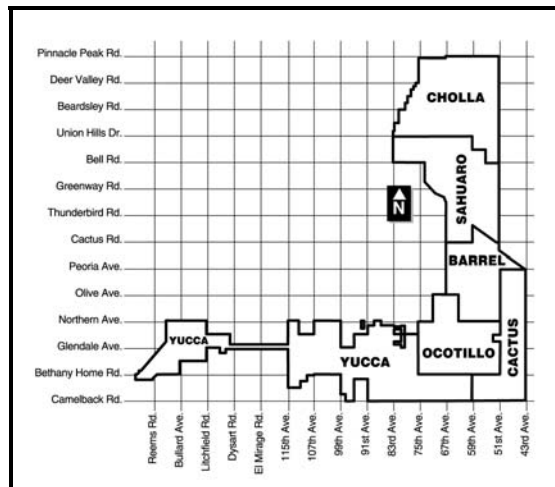
If you have any questions or comments about workshop agenda items or your city government, please call the City Manager's Office at (623) 930-2870.

If you have a concern you would like to discuss with your District Councilmember, please call (623) 930-2249, Monday - Friday, 8 a.m. - 5 p.m.

Form of Government

Glendale follows a Council-Manager form of government. Legislative policy is set by the elected City Council and administered by the Council-appointed City Manager.

The City Council consists of a Mayor and six Councilmembers. Voters citywide elect the Mayor every four years. Councilmembers hold four-year terms with three seats decided every two years. Each of the six Councilmembers represents one of six electoral districts.



For special accommodations, please contact the City Manager's Office at (623) 930-2870 at least one business day prior to this meeting. TDD (623) 930-2197.

Si necesita traducción en español, por favor llame a la oficina del Administrador del Ayuntamiento de Glendale, (623) 930-2870, un día hábiles antes de la fecha de la junta.

Councilmembers

David M. Goulet - Ocotillo District
H. Philip Lieberman - Cactus District
Steven E. Frate - Sahuaro District
Joyce V. Clark - Yucca District
Yvonne J. Knaack – Barrel District



MAYOR ELAINE M. SCRUGGS

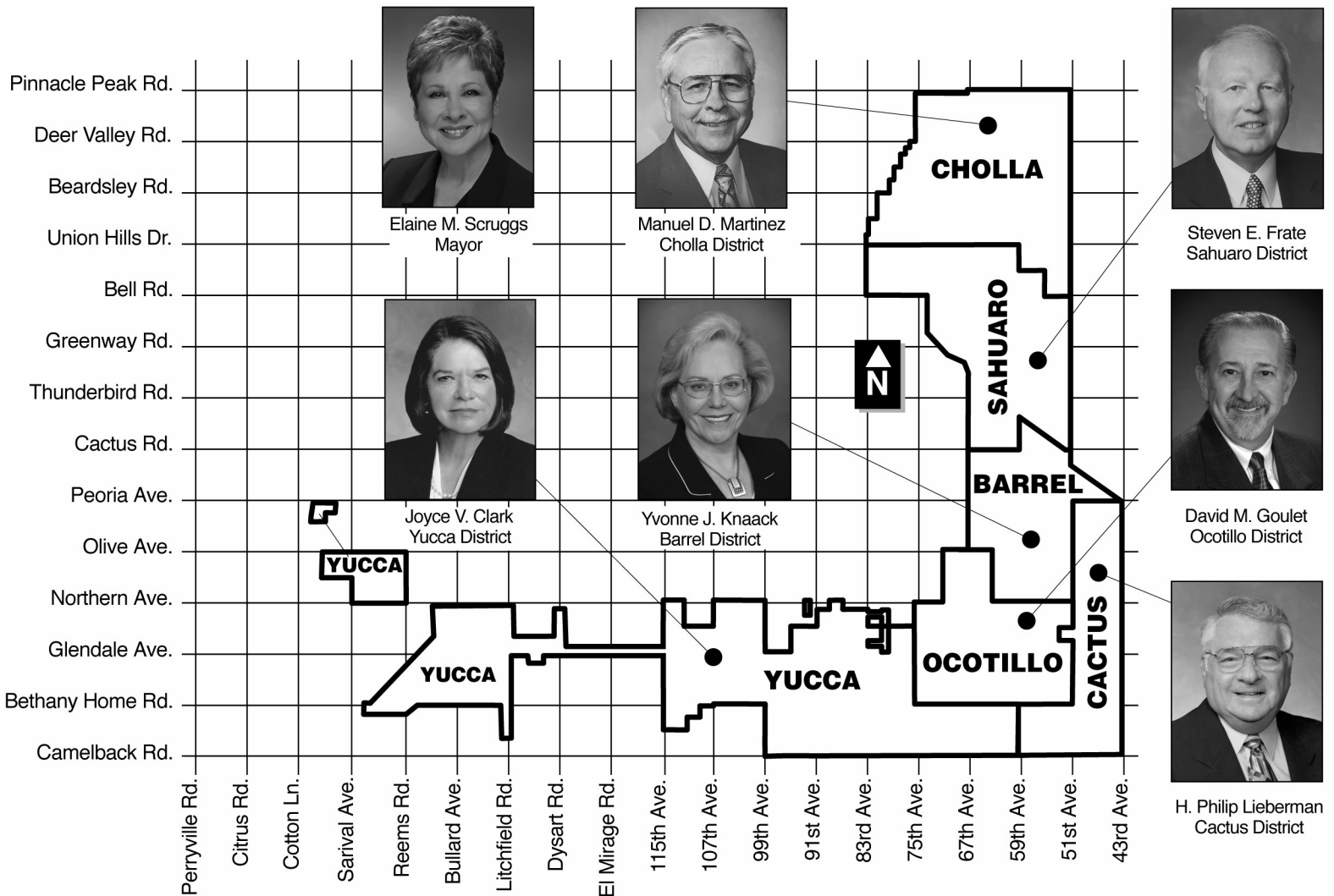
Vice Mayor Manuel D. Martinez - Cholla District

Appointed City Staff

Ed Beasley – City Manager
Craig Tindall – City Attorney
Pamela Hanna – City Clerk
Elizabeth Finn – City Judge



Council District Boundaries





GLENDALE CITY COUNCIL WORKSHOP SESSION
Council Chambers – Workshop Room
5850 West Glendale Avenue
November 20, 2007
1:30 p.m.

WORKSHOP SESSION

1. PROPOSED ANNEXATION REQUESTS – 10 MINUTES
 - A. AN-171: COTTON CROSSING BUSINESS PARK
 - B. AN-173: LAND BARON BUSINESS PARK
2. COUNCIL ITEMS OF SPECIAL INTEREST – 30 MINUTES

CITY MANAGER'S REPORT

This report allows the City Manager to update the City Council about issues raised by the public during Business from the Floor at previous Council meetings or to provide Council with a response to inquiries raised at previous meetings by Council members. The City Council may only acknowledge the contents to this report and is prohibited by state law from discussing or acting on any of the items presented by the City Manager since they are not itemized on the Council Workshop Agenda.

COUNCIL COMMENTS AND SUGGESTIONS

EXECUTIVE SESSION

1. **LEGAL MATTERS**
 - A. The City Council will meet with the City Attorney for legal advice, discussion and consultation regarding the city's position in pending and contemplated litigation, including settlement discussions conducted in order to avoid or resolve litigation. (A.R.S. §§38-431.03 (A)(3)(4)).

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (i) discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- (ii) discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03 (A)(2));
- (iii) discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- (iv) discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (A)(4));
- (v) discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- (vi) discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

Confidentiality Requirements Pursuant to A.R.S. §38-431.03 (C)(D): Any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.



CITY OF GLENDALE

Council Communication

Workshop Agenda

11/20/2007
Item No. 1-A

TO: Honorable Mayor and City Council

FROM: Ed Beasley, City Manager

PRESENTED BY: Jon Froke, AICP, Interim Deputy City Manager
Jim May, AICP, Interim Planning Director
Thomas Ritz, AICP, Senior Planner

SUBJECT: **PROPOSED ANNEXATION REQUEST AN-171:
COTTON CROSSING BUSINESS PARK**

Purpose

- This is a request for City Council to provide guidance to staff concerning an annexation request by Beus Gilbert PLLC and Land Baron Investments for approximately 69 acres located south of the southwest corner of Loop 303 and Northern Avenue.

Council Strategic Goals or Key Objectives Addressed

- Glendale 2025, the city's General Plan, includes specific goals addressing the need for growth management. Annexation is a tool that can be used by the city to direct and manage growth.

Background

- Annexation will implement Council direction on February 12, 2005 to proactively annex within the Loop 303 corridor.
- The property, which lies between the Loop 303 and Cotton Lane, is currently farmed. A portion of the property was the location of the Tanita Farms farm stand, however, all structures have been removed.
- The property is not located within the Luke Air Force Base 65 ldn noise contour. Any development, however, must take into account the property's proximity to Luke Air Force

Base and the applicant will be responsible for insuring that all required noise mitigation measures are installed as part of the development of the property.

- The General Plan designation for this property is Business Park.
- The property is currently zoned Light Industrial (IND-2) and Planned Industrial (IND-1). After annexation, the city applies the most compatible Glendale zoning district to a newly annexed property. The most comparable Glendale zoning districts are Light Industrial (M-1) and Heavy Industrial (M-2). The rezoning process will occur concurrently with the annexation.
- Staff will be processing a rezoning application on the property simultaneously with the annexation request if directed to proceed by Council. This will result in approval of a new zoning classification in conformance with Glendale's General Plan designation for the property at the time of annexation.
- Once annexed, the development of the site will require the city to provide police, fire, and sanitation services. Since the property is currently farmed, the city has the opportunity to work with the developer to best plan for the emergency response and sanitation needs.
- Police Department uses a formula based on the current comparable land use "calls for service" average, to calculate any additional patrol staffing needed. The existing west side beat officer(s) will be able to respond to any additional calls. Only 0.07 of an officer is needed in patrol.
- Fire Department utilizes a call for service model when determining the need for a fire station. Typically, the model defines that when a population within a four minute travel time geographic area averages 1,000 calls for service annually, it then warrants a fire station sited within that service area. Several factors that can influence the need to establish a station sooner or later than normally anticipated are: location of automatic aid or contract-service providers and their capacities within or near the service area; type of occupancies located within the service area, i.e., residential, retail, light commercial, heavy commercial or industrial/hazardous use; natural or manmade barriers; or a policy decision to expedite or delay fire station citing. There is no need for a fire station at this time based on current population. Fire protection and Emergency Medical Services can be implemented in a stair step fashion. The first phase would be placing a temporary modular building with a crew of two firefighters located to best serve the annexation areas. The development and calls for service will drive the location of a permanent fire station(s) and the addition of full time employees (FTE).
- As the property is west of 115th Avenue, the adopted City of Glendale annexation policy states that viable private providers will provide water and sewer service to the property. City staff is currently evaluating other infrastructure options in this area with property owners and developers.

- The next step in the process, if Council guides staff to proceed with the annexation, is to record the blank annexation petition and schedule a public hearing for the annexation as required by state statute.

Community Benefit

- The annexation of the area will require that any future development meet the Glendale General Plan requirements as well as all other development standards for the city.
- Annexation of this area will ensure city review of all development for compatibility with the mission of Luke Air Force Base.
- Once developed, the proposed annexation area will add to the employment base of the city.

Policy Guidance

Staff is seeking guidance from Council to continue with the annexation process in accordance with the procedures proscribed in the state statutes.



CITY OF GLENDALE

Council Communication

Workshop Agenda

11/20/2007
Item No. 1-B

TO: Honorable Mayor and City Council

FROM: Ed Beasley, City Manager

PRESENTED BY: Jon Froke, AICP, Interim Deputy City Manager
Jim May, AICP, Interim Planning Director
Thomas Ritz, AICP, Senior Planner

SUBJECT: **PROPOSED ANNEXATION REQUEST AN-173: LAND BARON BUSINESS PARK**

Purpose

- This is a request for City Council to provide guidance to staff concerning an annexation request by Beus Gilbert PLLC and Land Baron Investments for approximately 245 acres located at the northeast corner of the Loop 303 and Bethany Home Road.

Council Strategic Goals or Key Objectives Addressed

- Glendale 2025, the city's General Plan, includes specific goals addressing the need for growth management. Annexation is a tool that can be used by the city to direct and manage growth.

Background

- Annexation will implement Council direction on February 12, 2005 to proactively annex within the Loop 303 corridor.
- The property, which lies between the Loop 303 and Sarival Avenue, is currently farmed. The property currently has two farm houses on it, which will be demolished as part of the development of the property. The property owner has indicated that they intend to demolish the farm houses.

- The property is entirely within the Luke Air Force Base 65 ldn noise contour. Any development of the property must take into account the property's proximity to Luke Air Force Base and the applicant will be responsible for insuring that all required noise mitigation measures are installed as part of the development of the property.
- The General Plan designation for this property is Luke Compatible Land Use.
- The property is currently zoned Rural Residential (R-43) in the county. After annexation, the city applies the most compatible Glendale zoning district to a newly annexed property. The most comparable Glendale zoning district is Agricultural (A-1). The rezoning process will occur concurrently with the annexation.
- Staff will be processing a rezoning application on the property simultaneously with the annexation request if directed to proceed by Council. This will result in approval of a new zoning classification in conformance with Glendale's General Plan designation for the property at the time of annexation.
- Once annexed, the development of the site will require the city to provide police, fire, and sanitation services. Since the property is currently farmed, the city has the opportunity to work with the developer to best plan for the emergency response and sanitation needs.
- Police Department uses a formula based on the current comparable land use "calls for service" average, to calculate any additional patrol staffing needed. The existing west side beat officer(s) will be able to respond to any additional calls. Once this property is developed and reaches build-out as projected; only 0.44 of an officer is needed in patrol.
- Fire Department utilizes a call for service model when determining the need for a fire station. Typically, the model defines that when a population within a four minute travel time geographic area averages 1,000 calls for service annually, it then warrants a fire station sited within that service area. Several factors that can influence the need to establish a station sooner or later than normally anticipated are: location of automatic aid or contract-service providers and their capacities within or near the service area; type of occupancies located within the service area, i.e., residential, retail, light commercial, heavy commercial or industrial/hazardous use; natural or manmade barriers; or a policy decision to expedite or delay fire station siting. There is no need for a fire station at this time based on current population. Fire protection and Emergency Medical Services can be implemented in a stair step fashion. The first phase would be placing a temporary modular building with a crew of two firefighters located to best serve the annexation areas. The development and calls for service will drive the location of a permanent fire station(s) and the addition of full time employees (FTE).
- As the property is west of 115th Avenue, the adopted City of Glendale annexation policy states that viable private providers will provide water and sewer service to the property. City staff is currently evaluating other infrastructure options in this area with property owners and developers.

- The next step in the process, if Council guides staff to proceed with the annexation, is to record the blank annexation petition and schedule a public hearing for the annexation as required by state statute.

Community Benefit

- The annexation of the area will require that any future development meet the Glendale General Plan requirements as well as all other development standards for the city.
- Annexation of this area will ensure city review of all development for compatibility with the mission of Luke Air Force Base.
- Once developed, the proposed annexation area will add to the employment base of the city.

Policy Guidance

Staff is seeking guidance from Council to continue with the annexation process in accordance with the procedures proscribed in the state statutes.



CITY OF GLENDALE

Council Communication

Workshop Agenda

11/20/2007

Item No. 2

TO: Honorable Mayor and City Council

PRESENTED BY: Ed Beasley, City Manager

SUBJECT: **COUNCIL ITEMS OF SPECIAL INTEREST**

Purpose

- This is the quarterly opportunity for City Council to identify topics of interest they would like the City Manager to research and assess for placement on a future workshop agenda.

Council Strategic Goals or Key Objectives Addressed

- In the fall of 2002, Council approved a procedural guideline allowing for topics of special interest to be identified by Council on a quarterly basis for follow-up by the City Manager.

Policy Guidance

Staff requests Council to identify items of interest for follow-up by staff during the next quarter.